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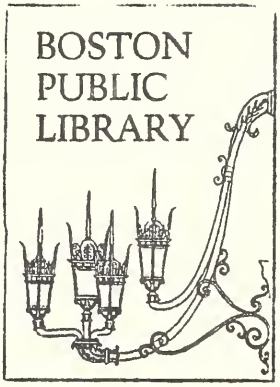
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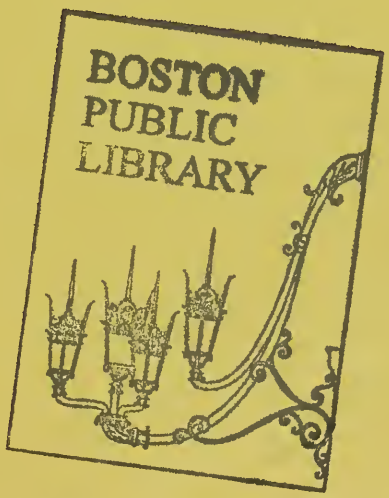

BOSTON REDEVELOPMENT AUTHORITY

South Station
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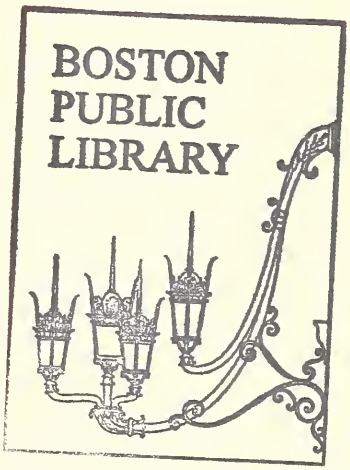
URBAN RENEWAL PLAN

CENTRAL BUSINESS DISTRICT - SOUTH STATION

PROJECT NO. MASS. R-82C



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CHAPTER I: DESCRIPTION OF PROJECT

Section 101: Project Boundary

Project boundaries are shown on Map I - Property Map

Section 102: Project Boundary Description

The South Station Area of the Central Business District Urban Renewal Project is bounded and described as follows:

Beginning at the intersection of the northerly sideline of Summer Street and the easterly sideline of Atlantic Avenue;

Thence turning and running in a northwesterly direction along the direction of the face of the northerly portal of the John F. Fitzgerald Expressway entrance to a point of intersection of said line with the westerly sideline of Purchase Street;

Thence turning and running in a southwesterly direction along the westerly sideline of Purchase Street to a point of intersection of said sideline with the northerly sideline of Federal Street;

Thence turning and running in a northwesterly direction along the easterly sideline of Federal Street extended to a point of intersection with the extended westerly sideline of High Street;

Thence turning and running in a southwesterly direction along the westerly sideline of High Street to a point of intersection with the extended westerly sideline of South Street;

Thence turning and running in a southerly direction along the westerly sideline of South Street to a point of intersection of said sideline with the northerly sideline of the Surface Artery of the John F. Fitzgerald Expressway;

Thence turning and running in a generally westerly and southwesterly direction along the northerly sideline of the Surface Artery of the John F. Fitzgerald Expressway to a point of intersection along the southerly sideline of Essex Street;

Thence turning and running in an easterly direction along the southerly sideline of Essex Street to a point of intersection of said sideline with the westerly sideline of Atlantic Avenue.

CHAPTER II: OBJECTIVES

Section 201: Basic Objectives

The basic objectives of the CBD - South Station Urban Renewal Plan are:

1. To aid in reversing the economic decline of the older commercial sector of the City;

2. To eliminate blighted conditions;

3. To discourage traffic movement within the central core;

4. To facilitate the efficient use of land within the area for commercial and public purposes.

Section 202: Planning Objectives

Planning objectives of the project include the following:

1. To provide increased accessibility to and within the downtown area for pedestrians, including the introduction of new pedestrian distribution systems;

2. To eliminate, to the maximum extent feasible, conflict between traffic and pedestrian movement;

3. To remove deteriorated, substandard and dilapidated buildings and structures which blight the area and inhibit new investment;

4. To encourage increased acceptance of public transportation within the area by construction of new station and terminal facilities;

5. To adjust obsolete block and parcel patterns which hinder new development by private enterprise.

Section 203: General Design Objectives

The design objectives for reuse in the Project Area are as follows:

1. The encouragement of buildings of a multi-story and multi-use nature, built close to the street lines so as to maintain the urban environment.

2. The provision of easy and pleasant pedestrian connections between the major arrival point (South Station) and the adjacent office and retail areas;

3. The regulation of access to off-street parking and loading areas to reduce conflict between pedestrians and vehicles and at the same time to allow more efficient functioning of the street system;

4. Diversity in construction and in land use, provided that respect for neighboring properties and the urban environment is maintained;

5. The encouragement of intensive new development, including a large quantity of parking within the South Station property so as to provide a stimulus for economic growth in the district as a whole and to meet the heavy demand for parking service;

6. Rehabilitation and modernization of existing loft and other structures in the adjacent areas.

Section 204: Specific Building Design Objectives

The easterly terminus of the Summer Street pedestrian way will be the South Station transportation concourse which will provide pedestrians with access to the parking garage, trains, buses, and the MBTA. New development should architecturally express this function in those elements visible from Summer and Federal Streets. The pedestrian traffic over Dewey Square and along Summer Street should be generously accommodated and protected from the weather.

The pedestrian path through the complex should be simple, yet interesting, with varied commercial activity. It should feature interior pedestrian circulation space to accommodate the many persons brought there by transportation and other uses within the complex which should become a landmark in the City of Boston.

Each development here should provide good pedestrian connections to other buildings within the complex and to the Summer Street pedestrian way.

Because of the great size of this development site, the problem of maintaining pedestrian scale within and visual scale when viewed from without becomes very important. The building complex must not be a world alien to the city around it, but must relate to the buildings and scale of the CBD.

CHAPTER III: PROPOSED RENEWAL ACTIONS

Section 301: Proposed Types of Renewal Actions

Proposed types of renewal actions within the Project Area will consist of a combination of clearance and redevelopment activity; provision of public improvements and public facilities; and rights-of-way and utilities changes.

Section 302: Clearance and Redevelopment Activities

Clearance and redevelopment activities include:

1. The acquisition of real property;
2. The relocation of the occupants thereof;
3. The clearance of land and buildings;
4. The installation, construction and reconstruction of improvements;
5. The disposition of land for uses in accordance with the land use and building requirements and other provisions of the Urban Renewal Plan; and
6. Design review and enforcement of provisions of Land Disposition Agreements.

Section 303: Rehabilitation Activities

There are no rehabilitation activities contemplated within the Project Area.

Section 304: Public Improvements

Public improvements will include, as necessary, the abandonment, provision, improvement, extension, construction, reconstruction and installation of landscaped open space, rights-of-way, streets, pedestrian ways, new tree plantings, and utilities, such as water, sewers, traffic and street lighting systems, police and fire communication systems and mass transit facilities, in order to carry out the objectives of the Urban Renewal Plan.

CHAPTER IV: PROPERTY TO BE ACQUIRED

Section 401: Identification

Property acquired by the Boston Redevelopment Authority for clearance and redevelopment is shown on Map 1 - Property Map.

CHAPTER V: INTERIM USE OF ACQUIRED PROPERTY

Section 501: Interim Use of Acquired Property

The Boston Redevelopment Authority may devote property acquired under the provisions of the Plan to temporary use prior to the time such property is needed for redevelopment. Such uses may include, but are not limited to project office facilities, parking, relocation purposes, public transportation or recreational uses, all in accordance with such standards, controls and regulations as the Authority may deem appropriate.

CHAPTER VI: LAND USE AND BUILDING REQUIREMENTS

Section 601: Land Use Plan

The use of land in the Project Area shall be as shown on Map 2 - Proposed Land Use Plan - which indicates proposed land uses and rights-of-way.

Section 602: Land Use and Building Requirements

A. General

1. The use and development of land and improvements shall be in accordance with the requirements of this Chapter.

2. The Boston Redevelopment Authority may subdivide disposition parcels as appropriate. In the event of subdivision, the permitted uses will be applicable to sub-parcels and parking requirements will be divided as appropriate.

3. The provisions of this Chapter shall apply to all disposition parcels unless specifically excepted.

4. Use controls as set forth in this Chapter shall be interpreted to permit supporting and ancillary uses which are reasonably associated with the primary use.

B. Definitions

1. Height. The vertical distance of the highest point of the roof, excluding penthouses and roof structures, above the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or, in the case of a building not abutting on a

street, above a given grade adjoining the building line, as more fully defined in the Zoning Code of the City of Boston as in effect on the date the Plan is approved by the Boston City Council.

2. Floor Area Ratio (F.A.R.) The ratio of gross floor area of a structure or group of structures to total parcel area, as more fully defined in the Zoning Code of the City of Boston.

3. Arcade. A substantial area of a building which is open to public access for right-of-way purposes.

C. Building Requirements and Restrictions

1. Landscaping and Screening. All open areas must be suitably landscaped so as to provide a visually attractive environment.

2. Off-Street Loading.

NUMBER OF BAYS REQUIRED BY GROSS FLOOR AREA OF STRUCTURES

Gross Floor Area (in thousands of square feet)	Office and General Commercial	Retail and Wholesale
Under 15	0	0
15-50	1	1
50-100	1	2
100-150	2	3
150-300	3	4
300 and over	4*	5*

*Plus 1 for each additional 150,000 square feet

The above controls shall apply unless a developer or owner can demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately in other ways, or that the lack of such loading facilities will not be detrimental to surrounding areas of the Project. Provision shall be made so that all movement of trucks for loading is accomplished within the site. Loading provisions that require a truck to back up into traffic to get in or out of a loading dock are unacceptable.

3. Other On-Site Improvements. All improvements on the land, including buildings, landscaped areas, and parking areas, shall be properly maintained in good repair, and in clean, sanitary and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. Open storage of materials, equipment or merchandise shall not be permitted in any section of the Project Area.

4. Sign Control. Signs within the Project Area shall be restricted to an identification of the establishment and the nature of its products. All signs must be suitably integrated with the architectural design of the structure which they identify. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. The size, design, location and number of signs, the

placement or replacement of any sign or any exceptions to the above controls shall be subject to the approval of the Authority.

5. Parking. All parking structures shall be designed so as to provide one entrance lane for each 300 parking spaces provided. Each entrance lane must have sufficient reservoir space to avoid vehicle backup onto public streets. All parking shall be enclosed unless otherwise indicated in Section 606.

6. Subway Facilities. Provision shall be made for subway tunnels, stations, and access facilities in accordance with the proposed Land Use Plan, and disposition parcels may be subject to easements and other rights as appropriate in accordance therewith.

7. Utilities. The placement or replacement of all private and public utilities shall be underground and disposition parcels may be subject to easements and other rights as appropriate in accordance therewith.

8. Handicapped Persons Provisions. All new buildings in the Project Area shall be so designed that persons in wheelchairs can enter and leave and travel about the building in a reasonable manner without due obstruction.

Section 603: Land Use

The Project Area shall generally be devoted to office and commercial uses, and uses associated with or related to a transportation terminal. Specific uses for each parcel are set forth in Section 606. In each case, and unless specifically otherwise provided, designation of a particular use includes all accessory and ancillary uses, customarily or reasonably incident to the use specified or the use on an adjoining parcel. Within the purview of this Section, the Authority may permit on any parcel such uses as are consistent with the objectives of the Project.

Section 604: Controls on Contiguous Parcels

In the event that the Authority disposes of a reuse parcel or any subdivision of a reuse parcel to a developer who owns a contiguous parcel not part of the clearance or disposition area, the Authority reserves the right to impose such controls as are necessary to insure that the use and development of both parcels will be in conformity with the objectives of the Plan.

Section 605: Interpretation

In the event of any question or questions regarding the meaning or construction of any land use and building requirements in this Chapter, the reasonable interpretation or construction thereof by the Authority shall be final and binding.

Section 606: Land Use and Building Requirements for Disposition Parcels

Parcel C-1

Permitted Uses: Office, commercial, transportation terminal

F.A.R.: Minimum 3, maximum 10

Parking: Not required; permitted ancillary to other uses only

Other Requirements: Easements for railroad use for pedestrian connections to Dewey Square overpass, and for MBTA entrance must be respected. For as long as a rail or bus terminal exists in the Parcel, adequate waiting room space shall be provided.

Parcel C-2

Permitted Uses: Transient housing, commercial, office

F.A.R.: Minimum 3, maximum 10

Parking: Not required; permitted ancillary to Transient Housing only at a maximum ratio of one space for each hotel unit.

Parcel C-3

Permitted Uses: Parking, commercial, office, transportation

F.A.R.: Minimum 2, maximum 10

Parking: 2,600 cars minimum
5,200 cars maximum

Other Requirements: Easements for railroad use; for pedestrian connections to Dewey Square overpass; and for public utility lines through the site must be respected.

Parcel C-4

Permitted Uses: Commercial, parking, athletic and entertainment facilities, public and institutional (may be developed with adjacent parcels outside Project Area)

F.A.R.: No requirements

Parking: Surface parking permitted

Other Requirements: Easements for railroad use must be respected.

Parcel C-5

Permitted Uses: Office, commercial

F.A.R.: Minimum 10, maximum 25

Parking: Ancillary to office use only

Other Requirements: No setback on Summer Street at first floor level. Pedestrian easement 40 feet setback from curbline on Summer Street above first floor. No vehicular access from Summer Street. Entire frontage on second floor along Summer Street shall be designed for and devoted to retail uses.

Parcel C-6 (May be developed in conjunction with adjacent land outside Project Area)

Permitted Uses: Commercial, parking

F.A.R.: No requirements

Parking: No open parking permitted; no parking permitted within 70 feet of Summer Street curbline

Other Requirements: Pedestrian easement. Minimum 20 feet setback from Summer Street above first floor. Entire frontage on second floor along Summer Street shall be designed for and devoted to retail uses.

Parcel C-7

Permitted Uses: Commercial, institutional, public open space

F.A.R.: Minimum 1, maximum 10

Parking: Not permitted

Other Requirements: Easement for entrance to Dewey Square pedestrian overpass; no vehicular access from Summer or Purchase Streets.

CHAPTER VII: REDEVELOPER'S OBLIGATIONS

Section 701: Applicability

The provisions of this Chapter shall apply to each parcel acquired upon its disposition and shall be implemented by appropriate covenants and provisions in disposition documents.

Section 702: Compliance with Plan

Redevelopment of the land in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that the redevelopment of land within the Project Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these regulations and controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare redevelopment proposals which conform to the Plan.

Section 703: Design Review

All redevelopment and rehabilitation proposals will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and/or prior to the commencement of construction.

In addition to assuring compliance with the specific controls set forth in this Plan and as more specifically set forth in disposition documents, the Authority will establish design review procedures and evaluate the quality and appropriateness of redevelopment proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

Section 704: General Obligations

The Authority shall obligate redevelopers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means providing for reasonable action in the event of default or noncompliance by such redevelopers and purchasers:

1. To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan;

2. To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of the Massachusetts General Laws;

3. To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined, agreed on and established by the Authority;

4. To give preference in the selection of tenants for commercial space built in the Project Area to persons displaced from such area or from other areas on account of action taken pursuant to Urban Renewal Plans, who desire to rent such commercial space and who will be able to pay rents or prices equal to rents or prices charged other tenants for similar or comparable space built as a part of the same redevelopment;

5. To devote 1% of construction cost to works of art in accordance with policies as established by the Authority.

Section 705: Disposition by Redeveloper

The Redeveloper shall not dispose of all or part of his interest in a disposition parcel within the Project Area without the written consent of the Boston Redevelopment Authority until the full completion by the Redeveloper of all improvements required by and in conformity with the terms and conditions of both the Urban Renewal Plan and the Land Disposition Agreement entered into between the Redeveloper and the Authority. The Boston Redevelopment Authority may in granting such consent impose conditions that will, among other things, prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121 and, where applicable, Chapter 121A of the Massachusetts General Laws, and amendments thereto.

CHAPTER VIII: REHABILITATION

All structures in the Project Area are to be demolished with the exceptions noted below -

South Station Postal Annex and extension (now under construction)

Air shafts and control buildings for Central Artery tunnel

These structures are not in need of rehabilitation.

CHAPTER IX: ZONING DISTRICT CHANGES

Section 901: Identification of Changes

Proposed zone district changes are shown on Map 3 - Zoning Plan.

The Plan proposes two basic changes:

1. From M-2 to B-10 in the South Station property to allow for commercial reuse and prevent incompatible industrial development.

2. From M-8 to B-10 in the Dewey Square area to allow for office and commercial development.

CHAPTER X: RELATION OF PLAN TO LOCAL OBJECTIVES

Section 1001: Conformity to General Plan

The Urban Renewal Plan is in conformity with the 1965/1975 General Plan of the City of Boston and the Regional Core, as adopted by the Boston Redevelopment Authority in March, 1965, and its program for community improvements. In addition, the Urban Renewal Plan is in conformity with the General Neighborhood Renewal Plan for the downtown area of the City of Boston, as adopted by the Boston Redevelopment Authority in March, 1965.

Section 1002: Relationship to Definite Local Objectives

1. Land Use

   The Project will help achieve the local objectives of providing new and improved public transportation facilities in downtown Boston as well as new commercial space and parking facilities. The new uses will be supported by appropriate project improvements, including pedestrian distribution systems.

2. Traffic Improvements

   The Plan will enable improvements to be made to the overall street system of the Project Area in order to achieve a more efficient flow of traffic and thereby encourage economic growth. In addition, the Plan will provide a significant increase in off-street parking facilities as well as off-street loading for the distribution of goods and merchandise. It will thus meet the local objectives of reducing congestion and accidents, improving traffic flow, and providing suitably located parking facilities.

3. Improvement of Public Utilities

   The Urban Renewal Plan proposes the relocation, abandonment, or replacement as necessary of all existing substandard, inadequate underground

public utilities with new underground lines adequate in capacity and flow and in conformance with local standards.

4. Recreation and Community Facilities

The Plan will provide a new transportation center for the City of Boston. In addition, the Plan will provide a system of pedestrian malls and walkways for the convenience of shoppers and visitors. These goals are an important part of the planning objectives of the area.

CHAPTER XI: ANTI-DISCRIMINATION PROVISIONS

Section 1101: Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management, or occupancy of real property within the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws, and amendments thereto, and to all other applicable federal, state, and local laws prohibiting discrimination or segregation by reason of race, color, sex, religion, or national origin.

CHAPTER XII: MODIFICATION AND TERMINATION

Section 1201: Modification

This Plan may be amended at any time by the Authority, provided, however, that:

1. Any amendment which in the reasonable opinion of the Authority substantially or materially alters or changes the Plan shall be subject to the Federal, State and local approvals then required by law;

2. No amendment to any provision of Chapter VI of the Plan shall be effective with respect to any land which the Authority has then disposed of or contracted to dispose of without the consent of the other party to such disposition or contract, or such other party's successors or assigns; and

3. If this Plan is recorded with the Suffolk Registry of Deeds, no such amendment shall be effective until the amendment is also so recorded.

Section 1202: Termination

The provisions and requirements established in this Urban Renewal Plan shall be maintained in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the City Council and Mayor of the City of Boston, except for Sections 1101 and 1102 which shall remain in effect for one hundred (100) years from said date.

CHAPTER XIII: RELOCATION

Section 1301: Extent of Relocation

A. Family Relocation

No families or individuals reside within the Project Area.

B. Business Relocation

Approximately 113 organizations, most of them being business firms, are located within the Project Area in properties acquired or to be acquired by the Authority. They occupy about 300,000 square feet of floor space. The major categories of business use are first floor retail, industrial and/or loft, and the upper floor commercial and office.

Section 1302: Availability of Relocation Resources

Available space in central Boston presently listed with the Authority comprises about 585,000 square feet, and includes substantial amounts of all the types of space needed by the organizations to be relocated. Experience has shown that substantial amounts of space are also available in more outlying areas. In addition to existing space, substantial amounts of new space are being made available through new development.

Section 1303: Relocation Program

A. The Authority will carry out a suitable relocation program through its trained and experienced relocation staff, which among other things, interviews all organizations to be relocated in order to determine the needs of each organization, and collects and makes available information respecting the availability of suitable relocation space, and assists such organizations in every reasonable way to effect a successful relocation.

B. The Authority's policy is to make payments for such items as moving expenses and loss of property to the full extent permitted under applicable regulations to eligible organizations.

C. Relocation of the organizations will be carried out gradually, over a period of not less than two years.

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Chairman

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Vice Chairman

James G. Colbert
Treasurer

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